

# BUILDING SHOWS NOTABLE GAINS

## CONDITIONS IN THIS CITY SATISFACTORY

### Few Large Places Report Fewer Construction Tasks than a Year Ago.

The recovery in building activity in the city during September was well shown in the building departments' report for the month. The report shows that the city's building activity in September was 15.1 per cent higher than in October, 1914, and 15.1 per cent higher than in October, 1915. The report also shows that the city's building activity in September was 15.1 per cent higher than in October, 1914, and 15.1 per cent higher than in October, 1915.

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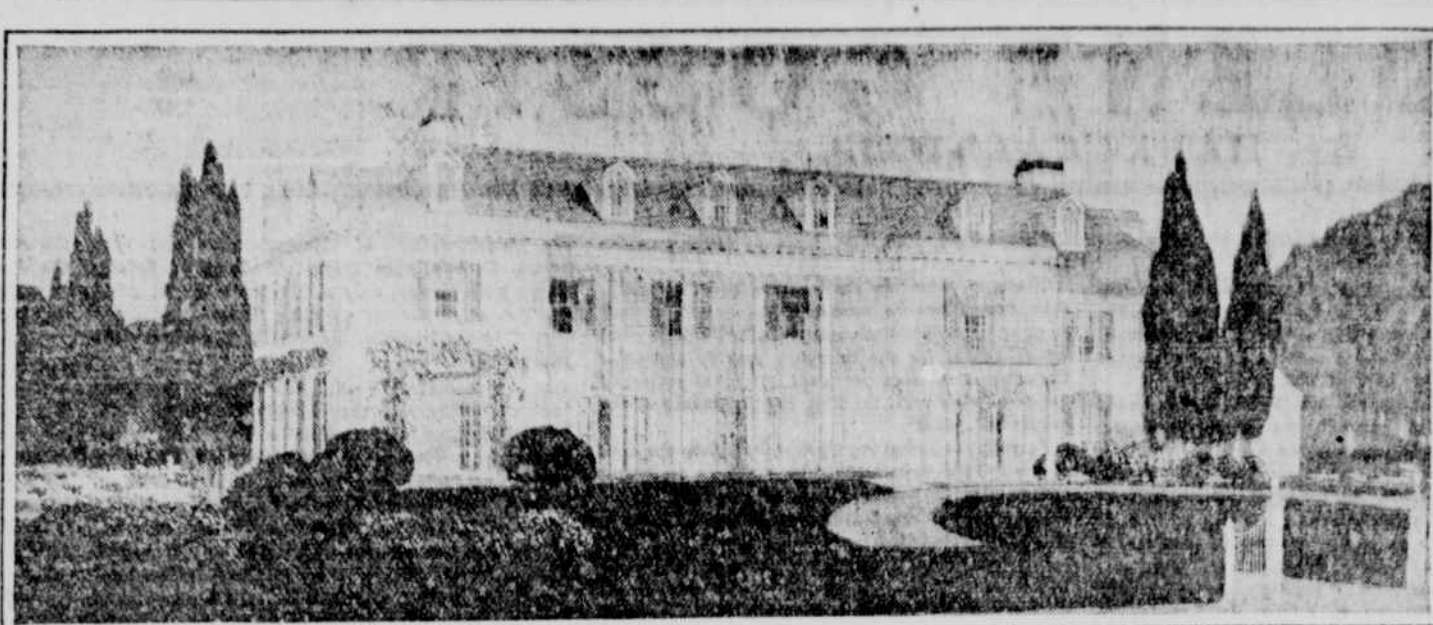
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Residence being built at Kensington-Great Neck, Long Island, for C. Blaine Warner by the Ricket Finlay Realty Company.

## UPWARD TREND IN REALTY MART

Buyers Prominent in Many Districts in Manhattan and The Bronx.

Many properties were reported sold yesterday. Buyers were prominent in the various districts. A feature of the trading was a change of ownership to two Bleeker st. properties.

One of these Bleeker st. transactions was negotiated by Bryan L. Kennedy. He sold for Francis G. Woodbury, 91-98 Bleeker st., northwest corner of Mercer st., two five-story loft buildings with stores, 50x147.10 to Charles Lane.

William H. Whiting & Co. have sold for Charles Lane, 91-93 Bleeker st., northwest corner of Mercer st., two five-story buildings covering a plot, 50x135. The property is assessed by the city at \$86,000.

Durand Company sold for Lawrence T. O'Brien to Francis P. Cunliffe, the property 548 West 148th st., between Broadway and Amsterdam ave. It is a three-story and basement high top dwelling on a lot 16x103. After extensive alterations to the premises Mr. Cunliffe will occupy the house.

Other sale reported yesterday were: GARRISON AVE.—Achilles R. Scharsmith has sold for Anton Bodo to a client for cash, the vacant plot, 75x109 on the south side of Garrison ave., 25 West of Whittier st.

MADISON AVE.—Duff & Conger have sold for Theresa Saxe Company to George H. Crozier, the private house, 1281 Madison ave., which will be occupied after extensive alterations have been made to the house.

181ST ST.—H. A. Douglas & Co. has sold for Mr. Allen to William Hobson, a site 26x200 feet on north side of 181st st., 68 feet west of Jerome ave. Mr. Hobson now has about five lots on the northwest corner of 181st st. and Jerome ave.

COLUMBUS AVE.—Charles S. Kohler sold for William and Magdalen Berg, 602 Columbus ave., a five-story triple tenement, with store, 25x100.

WOOSTER ST.—Philo D. Shapiro, as attorney, purchased for a client from Mary Osborne, the six-story loft building 74x100 at 179-183 Wooster st., 100 feet south of Bleeker st. The seller acquired title to the property a few days ago from the Brooklyn Savings Bank.

WEST 78TH ST.—Paul McGilich sold to J. Crowley, 171 West 78th st., a five-story flat, 12x12x102. The purchaser gave in exchange a farm near Newburgh.

WEST 9TH ST.—O'Connor & Ellison with J. J. Peugnet have sold the four-story and basement house on lot 26.2x82.3 at 17 West 9th st., about 290 feet west of Fifth ave., for the Ellis-Edwards Company, Inc.

SHERMAN AV.—Slawson & Hobbs have sold for the 207th Street Realty Company, Paul Halpin president, to an investor the northeast corner of Sherman av. and 207th St., a new five-story apartment house, known as Emerson Arms, occupying a plot fronting 100 feet on each thoroughfare.

The structure contains forty apartments and six stores, and is fully rented. Slawson & Hobbs will manage the property for the new owner. Mr. Halpin finished the house about a year ago and has been holding it at \$200,000.

CENTRAL PARK WEST—Philip Braender has once more become the owner of the ten-story apartment house which bears his name at the southwest corner of Central Park West and 192d St. He concluded its purchase yesterday from the Halcyon Real Estate Corporation acting for the bondholders of the defunct New York Real Estate Security Company.

JOHN H. DEANE, looking contented with his station in life, and walking with a firm, buoyant step, was met by the writer the other day. "I was present at the inauguration of Henry N. MacCracken as president of Vassar College," said Deane. "It was a most impressive sight."

Deane fought valiantly in the Civil War for the defense of the Union. He numbered among his intimate friends General Daniel E. Sickles. One day a little boy was playing in Deane's office; in an adjoining room Sickles was sleeping on a couch. The child peeked into the room and saw the general had only one leg. "Mister," said the child, shaking the general, "you've lost a leg. What did you do with it?"

JOHN N. GOLDING lately returned to the city from a short stay at his Adirondack Camp. When he begins to feel a little run down, and a longing for quiet wooded places, "far from the madding crowd," becomes uppermost in his mind, then he has his valises packed. If business will permit him to take a vacation, and he is soon speeding toward the Racquette Lake region in the mountains. There he can renew his vigor. He is now prepared to meet the exactions of an arduous winter and spring season.

FRANK BOYLE, real estate editor of "The Evening Telegram," is a hustling news gatherer. He got his first training as a real estate news scribe under the personal guidance of Richard O. Chitick, executive secretary of the Real Estate Board, who was then filling the realty editor's chair in the office of "The Globe." Boyle succeeded the late Walter Brown, author of the play "Everywoman." Brown died on the opening night of the play. At the time he was stricken with the illness that resulted fatally, Boyle was his assistant.

MAJOR FREDERICK H. E. EBSTEIN, Receiver of Taxes, has been meeting with considerable success in getting a corrected list of owners of property. On all the tax bills there is a notice that this very important department of the city is desirous of having as complete a list as possible of the taxpayers.

If you are paying taxes in the name of some other person, you are requested to make the necessary correction so that the error will not be repeated again on the tax books. In Manhattan this work was begun several years ago, and the list of recorded owners is right up to date.

Particular attention has been paid to Brooklyn this year, and Brooklyn owners have not been tardy in responding to this plea.

John J. McDonough and Sylvester Malone are the Deputy Tax Receivers in the Borough of Manhattan; Edward H. Healy and Samuel T. Shay perform the same duties in The Bronx; Frank H. Norton and Alfred J. Boulton in Brooklyn; William A. Bendie, Thomas H. Green and Anthony Moors in Queens, and John D. Morgan and Edward Lovett in Richmond. Ebstein, Major and these chiefs of his department are very anxious to see at the local borough offices for the receiving of taxes all landlords who have not yet paid the second half of the taxes due on their premises. The last day to pay this tax without penalty is Tuesday, November 30. On December 1 7 per cent is added to all unpaid taxes, the same bearing interest from November 1.

## N. Y. Managers Investigate Operation of Elevators

Committee Submits Report of Its Work—Finds One Mishap Has Occurred Here for Every 477 Lifts—Fewer Calamities in Philadelphia.

At a regular monthly meeting of the New York Building Managers' Association, held last night at Whyte's restaurant, Fulton st., with R. E. Martin, president of the organization, in the chair, Chairman Rogers of the legislative committee announced the result of an investigation in other cities regarding interlocks on passenger elevators.

He said: "Philadelphia has 1,194 elevators, and has one accident for every 467 cars. In New York the rate is one accident for every 477 cars. There are 13,000 passenger elevators in New York City," he further said, "and it is estimated that it will cost \$2,600,000 to install interlocks. There are 5,054 freight elevators in Manhattan, and it is estimated that 50 per cent of these would be compelled to change to passenger elevators if this ordinance goes into effect."

President Martin said he was opposed to the passage of Section 19, General Ordinance 461, at this time, on the ground of unnecessary expense and the fact that it has not been proved that there is a device that will meet all conditions.

"In order to install available interlocks in some buildings (particularly hydraulic) I believe that it would be necessary," he added, "to renew the entire elevator system at a prohibitive cost and with doubtful results. I do not believe that this is the intention of the authorities, but it is up to interested building managers to prove what is practical."

For no other reason than self-interest, owners and managers will adopt all efficient safety devices promptly, particularly as refers to elevators, fire escapes, sanitary conditions, etc., but why ask the overburdened and basement house on lot 26.2x82.3 at 17 West 9th st., about 290 feet west of Fifth ave., for the Ellis-Edwards Company, Inc.

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## CAVALRY CLUB BUYS HOME SITE

Squadron C Plot Has a Large Frontage on Bedford Av., Brooklyn.

The Realty Associates have sold to the Squadron C Cavalry Club of Brooklyn, Inc., a plot, 40x100 feet, at the southwest corner of President st. and Bedford av. A home for the club will be built on the site.

Also sold 160 Myrtle av., a four-story brick building, to Samuel Levine, on a plot 60x100 feet, on the south side of Lafayette av., 100 feet west of Marcy av., to the Faragon Construction Corporation, which will erect a modern four-story, fifty-flat apartment house.

Also sold the block front on the west side of New Utrecht av. from 53d to 54th st., to the C. W. P. Realty Company. The purchaser will improve the property with three-story brick stores and dwellings.

Frank A. Seaver & Co. have sold the one-family detached house 182 10th st. for W. H. Peters to W. A. Jasper for occupancy.

The Alco Building Company has sold the one-family brick dwelling at 2167 65th st. to Samuel E. Bartow.

R. A. Schlesing sold the six-family tenement house at 234 Suydam st. for Christine Lunden to Michele Calabrese and Giuseppe Aleuri for investment.

## SOLD LEONIA HOUSES VALUED AT \$150,000

Record of Vigorous Activity in This New Jersey Town.

The rapid growth of that section of suburban New Jersey lying on the western slope of the Palisades, opposite 160th st., Manhattan, is clearly shown in the building report just issued by the Leonia Heights Land Company for the ten months ended October 1.

This report shows that residences valued at \$150,000 have been completed and sold at Leonia during the ten months in question—the type of construction ranging from the modern six-room cottage to the more palatial fourteen-room house and covering a wide variety of architecture and form of construction.

Reconstructed stone and stucco are the most popular types of construction in this section.

Property values at Leonia are advancing very rapidly. The Leonia Heights Land Company announces that it started six new homes last week, and that it will specialize in the construction of high-grade houses during the next year, which will appeal to the best class of people.

## RAPID RENTING IN THOMAS ST.

About 15 Storage Structures in Centre Leased in Two Months.

## NEW LESSEE FOR THE BRANDEGE BUILDING

Many Other Important Changes Reported in the Business World.

The Cross & Brown Company has leased for M. B. Brandegee, Boston, its seven-story building at 55 to 57 Thomas st., on a plot 75x100 feet, for a term of years. This building has been leased in conjunction with 59 and 61 North st. to a large mercantile concern, the combined buildings containing 76,000 feet of floor space.

There were for rent in Leonard, Worth and Thomas sts. about fifteen storage buildings several months ago. All have been rented in the last two months.

The Cross & Brown Company has also leased the second lot in the building 119 and 121 Wooster st. to Joseph Goldman & Co., Inc., for Charles W. Egan for a term of years, and has leased five lots in 640 to 655 Broadway, running through to Mercer st., covering 40,000 feet of space, to various tenants.

M. & L. Hess, Inc., have rented the eighth floor at 40 East 21st st. to the Perfection Belt Manufacturing Company; also the sixth floor in the same building to Theodor Leisner; the fourth floor at 114 to 118 West 47th st. to the Breslin Waist and Dress Company; the fourth floor at 70 to 74 West Houston st. to the Fair Waist and Dress Company; and also 5,000 square feet of space in 12 and 14 West 32d st. to Ames & Co. have rented the store 311 Fifth av. to Stern & Canton; also the store 180 West 54th st. to Sulken & Simon, and the first lot at 380 West 50th st. to the Berman Furniture Company.

Huberth & Huberth have leased to the Goodyear Tire Rubber Company a store at 11 Central Park West, in the American Circle Building, together with large basement space and offices on the second floor for a term of years.

Duff & Conger have leased the store 1105 Madison av. in the 10th and 11th Buildings, to Adolph P. Necht; also in conjunction with the Cross & Brown Company the store 1280 Lexington av. to Leon Hild.

The R. T. Tanager Realty Corporation have leased for Edward W. Browning in the Herald Square Building, 141 to 145 West 86th st., the ninth lot, to Louis Folscher, manufacturer of umbrellas, for a long term of years.

Lawrence, L. I. Rental.

John P. Scott has rented for Samuel L. Pearson his house in Central av., Lawrence, Long Island, to Sidney J. Levi.

To Occupy 31st Street Building.

J. Arthur Fischer has leased to J. Bass & Co. the four-story business building 310 West 31st st., for a term of years, to be used for their dyeing business; also leased for William H. Downs the second lot in the building 337 West 58th st. to the Philipson Studios.

REAL ESTATE.  
LONG ISLAND.

## People Say It Takes Nerve To Do This!!

I have told you through these columns about the advantages of WESTBURY GARDENS as a home community. I have explained my idea of the beauties of home life when you decide to occupy one of our

Homecraft Homes and I have told you that if you should decide to purchase a lot of land at this beautiful spot of nature, I will absolutely

Guarantee You Against Loss

I have done this in the face of criticism of Real Estate Agents for years. I have said: "How can we do business if owners have no money to pay for a money-back guarantee?"

But it doesn't take courage to do a thing that is right. When you see the advantages to be gained by living in a beautiful, comfortable home—when you appreciate what we are doing for those who have no money to pay for a money-back guarantee—when you realize that we have been successful because every customer has been satisfied—perfectly.

Let Me Repeat My Offer.

We give in every purchase a warranty deed, with insured title, together with our guarantee—indemnity by a bank that insures the title. When you purchase a home from the date of purchase the purchaser gets a money-back guarantee. If you are dissatisfied, we will refund the full amount of your purchase without interest, upon full reimbursement by him.

I want your confidence—I want you as a neighbor. Call, write or telephone and we'll talk it over.

G. S. Dorwin  
General Manager.  
Westbury, L. I.  
Phone Westbury 13.  
Reference: Bank of Westbury.

7-ROOM HOUSE, \$1,600.

Old farm house of 7 rooms, on large plot (20x124 feet), at MERRICK, Long Island, on a sacrifice! Only \$1200 cash needed. See it this month. You can get more land if you wish for free title to see it. CADMAN H. FREDERICK, 125 Broadway, New York.

REAL ESTATE.  
BUILDERS

We Can Give You THE BEST Proposition You Ever Entertained.

HARTINGS HOMES CO.  
Hartings Homes Co.  
Hartings Homes Co.

## BROOKLYN BROKERS TO MEET

Annual Election of Officers and Directors on Tuesday.

The members of the Brooklyn Board of Real Estate Brokers will hold their annual meeting for the election of directors and officers for the ensuing year, at 8 o'clock Tuesday evening, at the Glenside Hotel. Reports will be made by the various committees of their work during the last year.

The nominating committee has already made known its selection of five directors to serve for three years.

Partition Sale Tuesday.

On next Tuesday Joseph P. Day will offer at Successor Court partition sale at 10 o'clock noon, at the Exchange saleroom, 14 Vesey st., the northeast corner of 48th st. and Lexington av., known as No. 517 Lexington av. The property consists of a three-story brick hotel building on a plot 20x70.

Stewart Brown Re-Elected.

At the annual meeting of the United Real Estate Owners' Association last week the following officers were chosen: Stewart Brown, president; Charles W. Egan, first vice-president; Henry P. Wolf, second vice-president; Walter J. Salomon, third vice-president; John Becker, treasurer, and J. J. Eichner, secretary.

Corrects 22d St. Report.

M. & L. Hess, Inc., announced yesterday that the report that the National Undergarment Company had taken space in 15-17 East 22d st. was unfounded. The company is still at 79 Wooster st. The space in question has been rented to Kobart & Rabiner.

REAL ESTATE FOR SALE.  
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## ENLARGE PLOT ON JAMAICA BAY

Airmor Company Takes Over Tract Formerly Owned by Hornbuckle.

John H. Ward has sold to the Airmor Company the property formerly owned by Henry Hornbuckle at the head of Mill Basin, Jamaica Bay. It is a tract of thirty-five acres, which is to be added to the property already owned by the Airmor Company.

The buyer now controls about fifty acres, comprising all of the frontage at the head of Mill Basin, extending just east of Flatbush av. and including the Cornish plant of over 75,000 feet of floor space.

On the combined tract will be a dock frontage of about 3,000 feet on Mill Basin, which is now being improved by the city and federal government. This basin is the first step in the development of Jamaica Bay Harbor, which is to be completed in sections as rapidly as possible.

The purchasers are arranging to proceed at once to building the entire tract. The city is dredging the basin and channel to a depth of eighteen feet at low tide. This, with the size of Mill Basin, will enable the largest freight steamers to discharge their cargoes directly on the property.

There are already several large manufacturing plants on this basin, and it is expected it will become one of the largest centers of this kind in New York.

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